

**BOARD OF ZONING APPEALS
MINUTES
AUGUST 9, 2007**

The Board of Zoning Appeals met on Thursday, August 9, 2007, at 5:15 p.m. in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Larry Burgess, Tracy Cody, Jane Flatt, and Sid Gilbreath.

MEMBER ABSENT: Kay Detwiler.

STAFF PRESENT: James Mills and Jayne Barns.

OTHERS PRESENT: Joseph Robertson and Chad Gilbert.

CONSIDER FOR APPROVAL THE MINUTES OF JULY 12, 2007. Tracy made the motion to approve the minutes of July 12, 2007. Sid Gilbreath seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER A REQUEST FOR A 783 SQ. FT. VARIANCE ON A VACANT LOT ON CHOTE STREET (TAX MAP #530-A-2.00). REQUEST SUBMITTED BY JOSEPH ROBERTSON ON BEHALF OF PUTNAM PROPERTIES. James Mills stated that Mr. Joseph Robertson of Putnam Properties has submitted a request for a variance to reduce the minimum lot size requirement of the RM-8, Multi-Family Residential District for his property located on Chote Street identified as Parcel 2.00 on Map 530, Group A. The purpose of the request is to allow the construction of a duplex on the subject property.

The minimum lot size requirement of the RM-8 District is 5,000 square feet per dwelling unit. The subject property consists of 9,217 square feet, or approximately 800 feet less than is required for two (2) dwelling units on the property. The request represents an approximate eight (8) percent reduction of the minimum lot size requirement.

It should be noted that the subject property is located entirely within a FEMA identified floodplain. FEMA regulations allow construction in flood hazard areas provided certain conditions are met, including that the lowest habitable floor be elevated above the base flood elevation.

Staff recommended approval of request subject to compliance with all other applicable provisions of the Zoning Code

Sid Gilbreath made the motion to approve the 783 sq. ft. variance to allow two (2) dwellings units on the parcel, subject to compliance with all other applicable provisions of the Zoning Code. Larry Burgess seconded the motion and the motion carried unanimously. **APPROVED.**

ADJOURNMENT: 5:20 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNES CPS
PLANNING ASSISTANT**

**JANE FLATT, CHAIRMAN
BOARD OF ZONING APPEALS**